

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – DRAFT
Thursday, May 21, 2015
7:30pm
Council Chambers, Third Floor
Memorial Building
14 Park Place, Vernon, CT

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1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:30 pm.
- **Regular members present:** Charles Bardes, Victor Riscassi, John Kleinhans, Wes Shorts, Hector Reveron, Chet Morgan sitting in for Ron Scussel, and Roland Klee sitting in for Peter Hobbs.
- **Staff Present:** Brianan Nolan Town Planner and Shaun Gately Economic Developer
- **Recording Secretary:** Audrey Lanz

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business".

- None

2.2 Communications received NOT related to agenda items.

- None

2.3 Acceptance of Minutes from the 04/2/2015 & 05/7/2015 PZC meetings.

A motion to accept the minutes from PZC 04/2/2015 meeting and PZC 05/7/2015 meeting was made by Chet Morgan and seconded by Roland Klee. Motion passed unanimously for both minutes with abstentions from Victor Riscassi, Chet Morgan and Roland Klee for the 04/2/2015 minutes as they were not present at the meeting.

3. Public Hearings and Action on Applications

3.1 Application (PZ-2015-06) of First Hartford Realty Corp. for a Zone Amendment for a Delineation of the aquifer protection zone at #343 Hartford Tpke (Assessor's ID: Map #11, Block #0011, Lot/Parcel #00008).

- Chairman Charles Bardes opened the Public Hearing for Application (PZ-2015-06) at 7:35pm.
- Brianan Nolan read the Public Notice into record.
- Representing the applicant was Attorney Leonard Jacobs, who gave an overview of the application.
- Rob Goode, a Hydro geologist from LBG, submitted to record the following exhibits:
 - Proposed Cumberland Farms, existing conditions map.
 - Delineation of Aquifer Protection Zones per Town of Vernon Aquifer Management Study – 1992 Schematic Cross Section drawing.

- Site location of Town of Vernon Aquifer Map (1992).
- Well & Test Boring location map.
- Drainage basins and proximity to Public Supply Wells.
- Rob Goode explained the findings of the 11/2014 test borings study.
- The Town Engineer & Zoning Enforcement Officer had no comments via email.
- A letter in favor of applicant was read into record from the Conservation Commission.
- Chairman Charles Bardes closed the Public Hearing at 8:05pm.

Chet Morgan made a motion to approve Application (PZ-2015-06) of First Hartford Realty Corp. for a Zone Amendment for a Delineation of the aquifer protection zone at #343 Hartford Tpke (Assessor's ID: Map #11, Block #0011, Lot/Parcel #00008). Hector Reveron seconded the motion and the motion passed unanimously.

3.2 Application (PZ-2015-07) of 1000 Hartford Turnpike LLC, for a special permit for the use as a package store for the sale of alcohol located at 1000 Hartford Turnpike (Assessor's ID: Map #38, Block #0068, Lot/Parcel #00018).

- Chairman Charles Bardes opened the Public hearing for Application (PZ-2015-07) at 8:08pm.
- Brianan Nolan, Town Planner, read into record the Public Notice.
- Jomarie Andrews of Hinckley, Allen & Snyder, representing the applicant, explained the application.
- James Branko, owner of the Wine Cellar in Vernon, spoke in opposition of application.
- James Boyajian, owner of Riley's Liquor, spoke in opposition of application.
- Chairman Charles Bardes closed the Public Hearing at 8:20pm.

Hector Reveron made a motion to approve Application (PZ-2015-07) of 1000 Hartford Turnpike LLC, for a special permit for the use as a package store for the sale of alcohol located at 1000 Hartford Turnpike (Assessor's ID: Map #38, Block #0068, Lot/Parcel #00018). Roland Klee seconded the motion and the motion passed unanimously.

Chairman Charles Bardes called for a seven minute recess at 8:23pm. PZC meeting resumed at 8:30pm.

3.3 Application (PZ-2015-05) of Talcottville Development Co. LLC for an amendment to the Zoning Regulations regarding Section 2.121 definition of 'Public Streets'.

- Dorian Famiglietti, attorney from Kahan, Kerensky, & Capossela, presented the application and explained the reason for the definition change.
- The following exhibits were submitted to record by Attorney Famiglietti:
 - Site plan of the Shoppes at Vernon Valley, Aldi site.
 - Property survey prepared for Faith R. Lyman, 243 Talcottville Road.
 - Re subdivision plan, Talcottville Development Company, LLC., Lot #6, #7, #57, #95, and #163 Hartford Turnpike.
 - CGS Section 8-26 review (IW-2006-04) of Talcott Development Company Subdivision Application (PZ-2006-08) dated March 30, 2006.
- Chairman Charles Bardes closed the Public Hearing at 9:05pm.

Chairman Charles Bardes made a motion to Application (PZ-2015-05) of Talcottville Development Co. LLC for an amendment to the Zoning Regulations so that the definition of a public street now reads as follows:

‘Any street, avenue, boulevard, road, land, highway or other way open to public vehicular traffic and providing a means of access (direct or indirect) to abutting property and owned and/or maintained by the State of Connecticut or the Town of Vernon or given as an easement to the Town of Vernon. A public street shall include the entire right of way.’

Chet Morgan seconded the motion and the motion passed unanimously.

4. Other Business

4.1 Receipt of Application

- None

4.2 Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment / Adoption of Agenda” at the beginning of the meeting.

- None

5. Adjournment

A motion was made by Wes Shorts and seconded by Hector Reveron to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 9:10 pm.

Respectfully Submitted,



Audrey Lanz
Recording Secretary